Manitoba

Annual Report 1991 - 92

Housing

The Manitoba Housing and Renewal Corporation

Includes 15% post-consumer waste

Minister of
Housing

Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8

March 31, 1992

The Honourable George Johnson
Lieutenant-Governor of Manitoba
Room 235, Legislative Building
Winnipeg, Manitoba
R3C 0V8

May It Please Your Honour:

I have the privilege of presenting for the information of Your Honour, the Annual Report of The Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1992.

Respectfully submitted,

J. A. Ernst

Manitoba

Deputy Minister of Housing

203 — 280 Broadway
Winnipeg MB R3C 0R8
CANADA

March 31, 1992

The Honourable Jim Ernst
Minister of Housing
317 Legislative Building
Winnipeg, Manitoba
R3C 0V8

Dear Mr. Minister:

I have the honour of submitting for your approval the Annual Report of the Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1992.

Manitoba Housing has once again been successful in committing its entire allocation of units received from Canada Mortgage and Housing Corporation. In all, 422 units have been committed under the federal/provincial jointly funded Private Non-Profit, Urban Native, Rural and Northern and Special Purpose programs.

In addition, a new initiative under the Private Non-Profit Program has enabled the department to facilitate a larger number of seniors projects through encouraging increased private investment in social housing. Under this initiative, projects consisting of both low-income designated and non-designated units are financed by private sector lending institutions, with the province providing a limited loan guarantee equal to 10 per cent of the mortgage value of the non-designated units. The sponsor group is required to provide sufficient equity, through either direct funding or capital contributions from tenants, to ensure the market viability of the non-designated component. Operating subsidies for the designated units are jointly funded by the federal and provincial governments.

The first projects committed under this initiative were sponsored by the Carman Legion and the Neepawa Elks. Group and tenant equity contributions equalled approximately one third of the total capital cost of the non-designated units in these projects. Other project commitments under this new program component are also in process. This initiative is of particular importance given the continued and substantial levels of reduction in federal program allocations, and the province's own increasingly diminished fiscal capacity.

As part of the overall high priority accorded this area by provincial policy, Manitoba Housing continues to be committed to providing short-term emergency shelter for abused women and their children. This year, 40 beds were approved for crisis shelters in Selkirk, Steinbach and The Pas, along with additional space for programming needs. These units are delivered in conjunction with the Department of Family Services, who provide programming funds. As well, the Dial-A-Life project, an innovative project to meet the housing needs of rural aboriginal families with members requiring long-term dialysis treatment in Winnipeg, was committed in fiscal year 1991/92.

As part of the ongoing rationalization of the housing authority property management structure, the department continued to work toward the implementation of the Manitoba Housing Authority. Under this initiative, the 98 local housing authorities throughout the province have been replaced by a single housing authority with regional offices throughout the province. These changes will provide for more efficient and effective property management practices, coupled with cost savings achievable through elimination of duplication of services, more direct financial control and bulk purchasing capabilities. Full implementation of the Manitoba Housing Authority will be completed early in the upcoming fiscal year.

Respectfully submitted,

S. Schubert

Saul Schubert

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INTRODUCTION

LEGISLATIVE AUTHORITY

The Department of Housing and the Manitoba Housing and Renewal Corporation (MHRC - a crown corporation) work together to ensure adequate and equitable housing opportunities for all Manitobans, as well as protecting and advocating for rights of tenants and landlords. They are mandated to carry out their activities through the Housing and Renewal Act, the Landlord and Tenant Act, the Residential Rent Regulation Act, the Condominium Act, and the Elderly and Infirm Persons Housing Act.

ROLE AND MISSION STATEMENT

The department is responsible for the delivery of programs and for funding grant and regulatory programs. The crown corporation has no staff; all services to the corporation are provided by the department. The MHRC exists as a vehicle for funding capital projects and their ongoing operating costs. The minister responsible chairs the Board of the MHRC which consists of senior government officials.

The objectives of the department reflect the dynamics of the changing housing market and the practical complexity of assuring fair and affordable housing is available for it's clients.

The department's mandate is as follows:

- To enhance the affordability of and accessibility to a suitable and adequate supply of social and market housing for Manitobans, particularly those of low and moderate income and those with specialized needs.
- To maintain and improve the quality of the existing, aging housing stock.
- To facilitate the housing market while limiting interventionist measures to situations where it is deemed essential to the public interest.
- To ensure that the level of rent increases for households reflects increased costs of operation fairly, and to provide an equitable basis by which relations between landlords and tenants may be governed and their disputes effectively resolved.

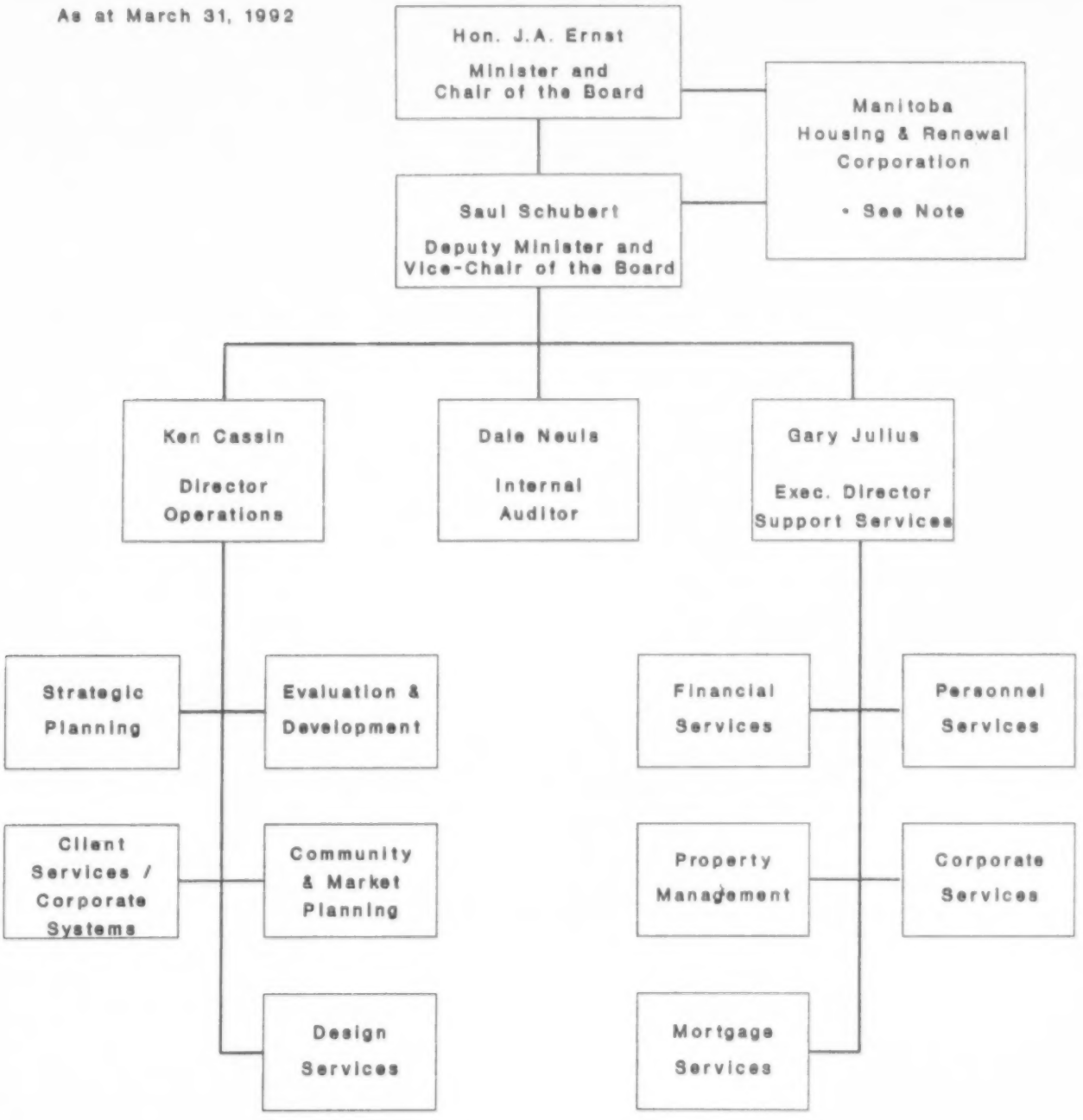
ORGANIZATION OF THE REPORT

For the sake of clarity, in the program narrative that follows, there is no distinction made between the department and the corporation, although they are identified separately, as required for financial reporting purposes, in the audited financial statements.

The report is organized into main and sub-appropriations which are based on and linked to the Department's 1991/92 Estimates Supplement document. Under each appropriation is a description of the program or activity covered by that appropriation, including pertinent financial information. Summary information pertaining to departmental expenditures and revenues for 1991/92 is provided in the Financial Information Section. Historical information for the past five years is found on page 29. Explanations for significant expenditure and revenue variances are provided throughout the Annual Report where applicable.

ORGANIZATION CHART

As at March 31, 1992



•NOTE: Several members of the Board of Directors of the Manitoba Housing and Renewal Corporation function as division heads of the department. The Corporation has no staff, with all services to the Corporation provided by the department.

GENERAL ADMINISTRATION (30-1)

This Division provides executive direction through the Minister's and Deputy Minister's offices, and support through the Planning and Support Services divisions for the operating programs of the department. They are provided through:

(a) Minister's salary
(b) Executive Support
(c) Planning and Information Systems
(d) Communications
(e) Support Services

OFFICE OF THE MINISTER

This office provides direction to the department consistent with the government's policies and priorities.

1(a) Minister's Salary

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Total Salaries	10,300	0.26	10,300	---	

EXECUTIVE SUPPORT

This branch provides professional and clerical support to the Minister's office. It also provides executive direction to the department and policy and program recommendations to the Minister and Cabinet through the Deputy Minister's office. The Internal Audit Branch reviews program operations and recommends changes in administrative procedures to ensure program efficiency and effectiveness.

1(b) Executive Support

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	291,000	6.00	288,500	2,500	
Other Expenditures	52,300		45,000	7,300	
Total Expenditures	343,300		333,500	9,800	

PLANNING AND INFORMATION SYSTEMS

Objectives

This division provides planning, program development, program coordination, program evaluation, forecasting and statistical services to the department in support of strategic and operational decision making. Data processing, computer services and systems support are also the responsibility of this division.

Activities

Major accomplishments over the past fiscal year included the preparation of numerous submissions and reports on the department's policies and resource allocation; the coordination of all social housing activity through four federal-provincial programs, as well as various unilateral provincial programs; preparation of the 1990 Social Housing Annual Review, and development of the 1992-1994 Three Year Social Housing Plan, involving designation of units by community. The area continued implementation of computerized information systems, provided ongoing technical data processing support services, and worked on the development of a new computerized system related to changing property management needs. The area also undertook the lead role in the moving and enhancement of the department's computerized information systems in conjunction with the relocation of the department.

1(c) Planning and Information Systems

Expenditures by Sub-Appropriation	Actual 1991/92	Estimate 1991/92		Variance	Expl. No.
	$	SY	$	Over (Under)	
Salaries	777,700	19.00	814,800	(37,100)	
Other Expenditures	1,114,800		1,264,400	(149,600)	
Total Expenditures	1,892,500		2,079,200	(186,700)	

COMMUNICATIONS

Objectives
No staff years exist under this sub-appropriation; expenditures relate to the operating costs of communicating the Department's programs and policies to the general public, as administered by the Information Resources Division of the Department of Culture, Heritage and Citizenship.

Activities
Approximately 20 official opening and sod turning ceremonies were funded, including partial reimbursement of ceremony related expenses, and the provision of commemorative plaques. Other activities included production of the department's annual report; production and updating of factsheets and program brochures as necessary; and implementing the publicity requirements of the Federal-Provincial global agreement on housing, including joint news releases and joint signage.

1 (d) Communications

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	44,200	0.00	36,700	7,500	
Other Expenditures	53,500		157,500	(104,000)	(1)
Total Expenditures	97,700		194,200	(96,500)	

(1) It was anticipated that significant communication costs would be required as a result of the new landlord and tenant legislation. Implementation of the legislation was further deferred into the 1992/93 fiscal year.

SUPPORT SERVICES

Objectives

This division provides administrative support to the department in the areas of estimates preparation, general financial and accounting services, fiscal administration of grants and assistance programs, support for corporate legal functions and contract administration activities of the MHRC, and personnel and payroll administration. The division is taking a lead role in all aspects of planning for the implementation of the Manitoba Housing Authority (MHA) in the 1992/93 fiscal year.

Activities

The Financial Services Branch provides a wide range of financial services and advice to the department and corporation. The branch develops and coordinates policies, standards and procedures and offers services for the full range of financial management functions of expenditure, revenue, cash management, budgeting, banking, accounting, reporting, mortgage administration and cost sharing with the federal government. The branch is involved in the design, testing and analysis of financial control systems relative to the implementation of the MHA.

The Personnel Services Branch is responsible for providing the department with effective and efficient services in all areas of personnel administration, including recruitment and selection, payroll, classification and compensation, employee relations, training and development, labour relations and affirmative action. Personnel Services is also responsible for staffing issues relative to the transition to the MHA.

The Mortgage Services Branch underwrites mortgage loans and loan guarantees for both market housing and social housing programs. In 1991/92, underwriting services were provided for 149 projects within the province, totalling $85,072,300 under nine different programs. It co-ordinates the loan guarantees provided by the department to private lenders, co-ordinates the disbursement of capital funds on projects, and ensures that the proper security documents are obtained.

Mortgage Services is also involved in a new financing initiative under the Private Non-Profit Program targeted for seniors projects. Under this initiative, projects consisting of low-income designated units and market non-designated units are financed by private sector lenders, with some equity provided by the sponsor group. The province provides a 10 percent loan guarantee on the non-designated units, and cost-shares operating subsidies with the federal government on the designated units. In 1991/92, two loan guarantees were entered into for projects in Carman and Neepawa.

The Corporate Services Branch provides support for corporate functions and contract administration to the department and the MHRC, and administers existing land inventory. Corporate Services is the custodian of all security documentation for the department and the MHRC.

Information specific to the department's lending programs follows.

Mobile Home Loan Guarantee Program
Under this program, Manitoba Housing guarantees loans made by approved lenders for the purchase of mobile homes. This guarantee allows the lender to provide the loan at a lower interest rate and for a longer term, resulting in lower monthly payments by the borrower.

	Total Units	Amount
Outstanding Guarantees as of March 31, 1992	458	$12,908,320
Guarantees Provided 1991/92	20	$760,728
Claim Settlements 1991/92	11	$375,395

Cooperative HomeStart Program
This program provides operating assistance, in the form of grants, to continuing housing cooperatives to effect the lowering of housing charges for income tested occupants, thereby increasing subsidy pools to low-income households. While no new commitments were made in 1991/92, assistance was provided to 12 co-ops for a total expenditure of $306,945 under previous commitments. The Cooperative HomeStart Program also provides interest free loans to eligible lower income households to assist in the purchase of shares required for membership in a housing co-op. During 1991/92, 59 loans were provided totalling $29,753.

Land Bank and Land Inventory
In 1972, Manitoba Housing and Renewal Corporation implemented a land banking program with the primary objective of ensuring a future supply of reasonably priced residential construction sites. The program was terminated in 1977, and in 1986 Cabinet declared that banked lands deemed unsuitable or not needed for residential development should be sold as surplus to MHRC's needs. Since then, the corporation has worked toward the orderly disposal of its foreseeable surplus land.

The following is a summary of land activity from April 1, 1991 to March 31, 1992 as it relates to the disposal of surplus lands:

Disposed of and/or used for projects:

	Acreage	Book Value	Selling Price
Rural	162.20	$ 790,867.98	$201,750.00
Urban	56.96	778,965.42	436,000.00
	219.16	$1,569,833.40	$637,750.00

1(e) Support Services

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	2,093,400	57.00	1,962,400	131,000	
Other Expenditures	286,700		511,400	(224,700)	(1)
Total Expenditures	2,380,100		2,473,800	(93,700)	

(1) Land Acquisition Branch fees were lower than originally estimated. As well, expenditure levels within the Support Services Division for Other Expenditures were lower than anticipated.

LANDLORD AND TENANT AFFAIRS (30-2)

Objectives
This division provides administration for The Landlord and Tenant Act, The Residential Rent Regulation Act and The Condominium Act. Responsibility for the division was transferred to the Department of Consumer and Corporate Affairs in September 1991.

Activities
Primary functions of the branch include providing information to landlords, tenants and others with respect to the legislation. The Information/Education Unit of the branch functions as the initial contact with the public, responds to general inquiries, and provides assistance to walk-in clients. It received 53,509 phone calls during the year, and provided service to 6,329 clients in person. The unit is also responsible for educating the public on the rights and obligations of landlords and tenants. This is done through workshops, seminars and informational displays directed at landlord and tenant organizations, social service agencies, schools and universities and community groups.

Administration for the Landlord and Tenant Act is divided into three units, which are responsible for investigation, mediation and arbitration of disputes between landlords and tenants (except rent regulation matters). They investigate complaints of non-compliance with the legislation; mediate disputes between landlords and tenants; arbitrate disputes between landlords and tenants including security deposit claims.

Category	1991/92	1990/91
Security Deposits	2,007	1,932
Repairs	558	579
Notices to Vacate	576	464
Non-Payment of Utilities	805	741
Tenancy Agreements	189	300
Landlord Assistance	389	395
Others	400	345
Files Opened	4,924	4,756
Files Closed (includes carry-over from previous year)	5,224	4,694
Cases in Winnipeg	4,571	3,975
Cases in Brandon & surrounding area	302	390
Cases outside Winnipeg	351	329

The Residential Rent Regulation Act and its regulations outline the procedure by which a landlord of residential properties may apply for a rent increase higher than the guideline, and provides the means by which tenants may object to any rent increase, even if below the guideline amount. The branch receives and reviews landlords' applications for rent increases above the guideline; receives and reviews tenants' objections to any rent increases; and then recommends allowable rent increases based on that information. They investigate non-compliance with the legislation; and monitor and compile information respecting rent increases, rent levels and any other matters relating to residential rental properties.

(The figures shown on the following page may differ from those in the annual report on the administration of The Residential Rent Regulation Act. This difference results from using figures based on the calendar year versus the fiscal year.)

Number of Rental Units Affected by Landlord Applications for Rent Increases Above Guideline (*1)

	1991/92	1990/91
Winnipeg	2,944	5,262
Brandon	382	602
Other	503	759
	3,829	6,623

*1 The rent increase guideline for 1991 was 4%, the guideline for 1992 is 3%.

Tenant Objections	1991/92	1990/91
Winnipeg	*2 180	131
Brandon	12	8
Other	25	15
	217	154

*2 These figures represent individual units on which objections were received.

Non-Compliance	1991/92	1990/91
Winnipeg	321	*3 431
Brandon	80	85
Other	452	21
	*4 853	537

*3 These figures represent individual units.
*4 Increase is as a result of a change in the way statistics were gathered.

The Landlord and Tenant Affairs Branch also investigates breaches of The Landlord and Tenant Act and the Residential Rent Regulation Act. Certain cases are referred to the Justice Department for prosecution. During the 1991/92 fiscal year, 14 charges were laid for breaches of The Landlord and Tenant Act. There were no charges laid for breaches of The Residential Rent Regulation Act.

Enforcement - Breaches of The Landlord And Tenant Act

	1991/92	1990/91
Number of cases referred to the Crown	22	25
Number of cases proceeded with	14	10
Number of cases refused prosecution	1	2
Number of cases where charges were stayed by an Administrative decision	0	2
Number of cases pending	7	11

Breakdown of Cases on Which the Crown Proceeded

Number of cases where landlord fined	9	8
Number of cases where charges stayed	5	2
Number of cases where Crown stayed proceedings	0	0

2. Landlord and Tenant Affairs

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	1,931,100	56.26	2,059,200	(128,100)	
Other Expenditures	201,400		406,400	(205,000)	
Total Expenditures	2,132,500		2,465,600	(333,100)	(1)

(1) Funds allocated for The Residential Tenancies Act (ie. Chief Commissioner's salary, educational materials, change of branch name costs) were not expended as the Residential Tenancies Act was not proclaimed during the fiscal year.

OPERATIONS DIVISION (30-3)

This main appropriation provides for the administration and management of social housing programs, by way of direct management or contractual agreements with non-profit sponsor groups and private sector owners. It provides for the administration and management of activities related to new construction and renovation of existing housing stock in the private, public and non-profit sectors; and provides subsidies and grants to low-income homeowners and renters. The Division consists of the following branches: Administration; Property Management; Delivery Services and Client Services.

ADMINISTRATION

Objectives

Provides executive direction and coordination to Property Management, Delivery Services and Client Services. Information pertaining to the activities of these branches is provided on the pages that follow.

3(a) Administration

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	63,900	2.00	61,600	2,300	
Other Expenditures	3,200		12,800	(9,600)	
Total Expenditures	67,100		74,400	(7,300)	

PROPERTY MANAGEMENT

Objectives
This branch is charged with ensuring adequate administration and management of social housing projects either through direct management or contractual agreements with non-profit sponsor groups or private sector owners. It also provides direction and administers funding for the operating of rental housing units to low-income households on a rent-geared-to-income basis, and administers Rent Supplement agreements with private sector owners.

Activities
The branch negotiated 21 new rent supplement agreements and 4 new private non-profit agreements; and completed 11 management audits. It was responsible for the administration of approximately 20,000 subsidized housing units, including 18,000 which are cost shared under Federal/Provincial Agreements with Canada Mortgage and Housing Corporation (CMHC).

The existing property management system is scheduled to be replaced with a new administrative structure, the Manitoba Housing Authority, in the 1992/93 fiscal year. The Property Management branch undertook an extensive consultative role in the planning and design of the new structure.

Rent Supplement Program
Rent Supplement is cost shared by the Federal and Manitoba governments. It provides funding to profit and non-profit market suites to reduce the rent of low-income tenants to 25 per cent of their income. In the 1991/92 fiscal year, rent supplement agreements were put in place for an additional 162 private market suites, bringing the total number of rent supplement units to 1,862 at March 31, 1992.

Total benefits under the program were $5,141,346, of which the federal share was $3,120,576 and the provincial share was $2,020,770.

Remote Housing Program Conversions
Prior to 1975, the provincial government constructed homes in northern and remote areas of the province under the Remote Housing program. The tenants of these houses become eligible to purchase their home after making a minimum number of rental payments. At the time of purchase, the rental payments are credited toward the purchase price. During the fiscal year ending March 31, 1992, 18 remote homes were converted to ownership.

3 (b) Property Management

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	1,102,100	27.00	724,500	377,600	(1)
Other Expenditures	229,800		245,000	(15,200)	
Total Expenditures	1,331,900		969,500	362,400	

(1) The 1991/92 Estimates anticipated the transfer of staff from the Property Management Branch to the new MHA, however, delay in implementation of the MHA into the 1992/93 fiscal year resulted in an overexpenditure.

CAPITAL MODERNIZATION AND IMPROVEMENT

Capital funds are provided for the modernization and improvement of aging public housing stock. The work is undertaken to improve energy efficiency, repair deterioration, modernize heating and mechanical systems, prolong the useful life of the units, and generally improve the quality of public housing. Typical modernization and improvement work includes interior and exterior retrofits, upgrading ventilation, repairing or replacing roofs, replacing doors and windows, correcting site drainage, and grading and landscaping repairs.

In 1991/92, $7.6 million of work was approved. Following is a list of communities where work was undertaken and monies were expended to March 31, 1992. The remaining approvals were carried over into the next fiscal year for completion.

Air Conditioning -- Seniors' Blocks	$ 37,592.63
Barrows	4,513.66
Carman	943.74
Churchill	107,972.47
Cross Lake	29,081.25
Emerson	16,964.45
Flin Flon	4,771.65
Gilbert Plains	530.81
Glenboro	560.01
Grand Rapids	51,971.69
Gretna	1,654.15
Hodgson	927.01
Ilford	24,168.79
Killarney	27,515.72
Lorette	30,498.87
Manitou	1,316.10
Morden	3,064.01
Niverville	1,462.14
Norway House	1,969.24
Oak Point	142.63
Oakbank	185.00
Portage La Prairie	$ 85,257.60
Powerview	4,266.41
Selkirk	342.23
Sherridon	3,774.12
Somerset	10,954.09
Stony Mountain	4,844.50
Strathclair	21,354.39
St. Agathe	1,466.08
St. Claude	2,867.67
St. Eustache	7,193.72
St. Laurent	32,825.83
St. Lazare	33,559.38
Swan River	14,902.62
Teulon	2,250.56
The Pas	295,278.95
Thicket Portage	23,799.16
Thompson	80,023.35
Virden	7,880.98
Wabowden	1,462.21
Whitemouth	20,629.19
Winnipeg Beach	2,976.19
Winnipeg	2,719,922.73
TOTAL	$3,725,637.98

DELIVERY SERVICES

Objectives
This branch provides design assistance, oversees cost control and reviews the construction process for housing projects sponsored and/or funded by the department. As well, it reviews plans and provides technical advice and consultation as needed on major improvements to existing public housing stock. It also provides for the development and construction of small scale rental housing projects, and delivers the federal/provincial cost shared Private and Public Non-Profit Housing Programs.

1991/92 saw the branch commit 22 units of housing under the Rural and Northern Housing program; 201 units of Urban Native and family and elderly Public Non-Profit housing including 40 beds for women's shelters; and 199 units under the Private Non-Profit program. The total capital cost of these projects was $29.2 million.

Activities

Public Non-Profit Housing Program (MHRC-Owned)
The Public Non-Profit Housing Program is designed to provide adequate and affordable housing for low-income seniors, families, and singles. The need for these projects is determined by waiting lists and through need and demand surveys in communities. The housing projects are owned and capital funded by MHRC. Subsidies are provided in one of two ways. Ongoing net operating costs, including loan repayment, are shared on a 75-25 percent basis by the federal and provincial governments; or mortgages are written down to 2 percent interest for purposes of repayment.

The program was used particularly in this year for subsidized units in The Pas and Selkirk where no Private Non-Profit sponsor groups existed to facilitate the development of much needed housing. Also funded under this program were three women's shelters with a total of 40 beds, located in The Pas, Selkirk and Steinbach. Through this undertaking, Manitoba Housing funds the facility, usually a renovated existing building, designed to provide short-term emergency shelter for women and their children in a home-like atmosphere. Space is also provided for special program needs. Programming costs, including administrative and counselling services, are provided through the Department of Family Services.

Municipal Non-Profit Housing
Winnipeg Housing Rehabilitation Corporation (WHRC) receives an annual allocation from the federal and provincial governments to provide non-profit housing in the core area. The projects are owned and managed by WHRC, with capital funding provided by MHRC. Ongoing net operating costs, including loan repayment, are shared on a 75-25 percent basis by the federal and provincial governments. Most of these projects are renovations of existing warehouse or apartment buildings, dramatically in need of repair.

WHRC undertook renovations to the Atlas Brush Building during the year. This building, located at 576 McDermot, was a seventy-five year old warehouse which has been converted into 38 family units at a cost of $2.8 million. The building was completely gutted down to the basic structure. Apartments were then constructed on all five levels. Two of the five floor levels with particularly high ceilings were fitted with interior balconies and loft bedrooms.

A small multi-purpose room was included in the lower level of the renovated warehouse building. The exterior was cleaned, all auxiliary outer buildings demolished, and the site was cleared and redeveloped with a parking lot, green space and play area.

Urban Native Non-Profit Housing Program
The Urban Native program is a federal/provincial initiative which provides mortgage financing to non-profit native corporations to construct or acquire affordable, adequate rental housing for native families in need in larger urban centres. Title to the projects are in the name of the native non-profit corporations, with MHRC holding the mortgages. Rents charged by the corporations are based on 25 percent of the tenant's income. As revenues generated are inadequate to cover all costs, subsidies are provided which are cost-shared by CMHC and MHRC on a 75-25 percent basis. In 1991/92, the department committed nine projects in Winnipeg and four projects in Brandon, comprising 108 units. Total capital cost of these projects is $7.8 million. The projects were awarded to five different sponsor groups. Many of the projects consisted of acquiring existing units which required minimal renovations.

One very significant Urban Native project is the Dial-A-Life Housing Co-op. This is a new project specifically designed for low income families, a member of which is a dialysis patient who must move to Winnipeg to receive medical care. It's purpose is to provide housing for these patients and their families, in an atmosphere which is conducive to the recuperative process. The project is staking out new ground in the area of providing housing for core need households with specific medical needs.

Private Non-Profit Housing Program
MHRC and CMHC provide assistance to non-profit groups to develop non-profit housing for families, seniors and special needs clients.

Some groups provide equity toward their project. Capital costs of the projects are provided by the province, with ongoing operating costs, including loan repayment, subsidized on a 75-25 percent basis by the federal and provincial governments. Private financing and tenant equity are also utilized for mixed market projects. Under this program, the non-profit groups own the projects and are responsible for ongoing property management. Projects are awarded by way of periodic proposal calls, under which groups compete for the commitments. Projects are evaluated based on demonstrated need and demand, cost-effectiveness, and sound management principles of the sponsor group.

In this fiscal year, 103 units of family housing and 96 units of elderly housing in 10 projects were committed, at a total capital cost of $14.4 million.

The Riverborne Development Association, as one of the successful sponsor groups, is constructing a new 36-unit apartment block for families on Roslyn Road close to Osborne Street. The project consists of two-storey townhouses on the bottom two floors, and apartments on the top two floors. Each townhouse unit has grade access by way of a small private yard. This is the third project sponsored by the Riverborne Development Association within the past ten years. The group is very active in the community; in addition to housing concerns, it is involved in the Gas Station Theatre and in developing standards for storefronts in the area.

Rural and Northern Housing Program
The provisions of the Rural and Northern Housing Program come under Section 40 of The National Housing Act. This federal/provincial program operates in communities with populations of 2,500 or less and provides for the development and operation of motel-type units for senior citizens and single detached or duplex units for families. Capital and operating costs for this program are cost shared 25 percent by MHRC and 75 percent by the Canada Mortgage and Housing Corporation. Rents for these units are geared to tenant income in accordance with the MHRC rental scale.

Three family housing projects, with a total of 10 units, were committed in 1991/92, along with two elderly persons housing projects. The EPH's include one six-unit project in Ashern and one six-unit project in Erickson. The Erickson project was designed in-house, and consists of a lounge area and six units running off of a central hallway. Ample parking and a garden area complement the project site.

In northern Manitoba and certain rural communities in the south, additional housing units are delivered by the Manitoba Metis Federation. MHRC provides 25 percent of the capital and operating costs; CMHC provides 75 percent and administers the buildings.

3 (c) Delivery Services

Expenditures by Sub-Appropriation	Actual 1991/92	Estimate 1991/92		Variance	Expl. No.
	$	SY	$	Over (Under)	
Salaries	702,100	15.00	645,200	56,900	
Other Expenditures	94,800		114,000	(19,200)	
Total Expenditures	796,900		759,200	37,700	

CLIENT SERVICES

Objectives

This branch administers the Shelter Allowance Programs (SAFER, SAFFR and School Tax Assistance for Tenants 55 Plus), which provide rent subsidies and tax rebates to an annual client base of 17,000. It processes and maintains case files for individual clients and responds to an average of 2,700 telephone inquiries and walk-in clients each month.

The branch also administers the Home Repair Programs, which include Emergency Home Repair Program (EHRP), Core Area Home Renovation Program (CAHRP), and Core Area Initiative Home Repair Program (CAIHRP). Eligible homeowners are assisted in accessing benefits under the programs through review and adjudication of their applications, provision of inspections to determine eligible repair work required, and provision of progress inspections.

In addition to services provided to these programs, Inspection Services also perform monitoring inspections under the Core Area Initiative Grants to Homeowners (CAIGHO) program; and provide inspection services under the Mobile Home Loan Guarantee Program, and for properties acquired by the department by foreclosure; and on occasion assist other agencies such as Income Security, Consumers' Bureau and law enforcement agencies.

Activities

School Tax Assistance for Tenants 55 Plus (PTSTA)

The School Tax Assistance for Tenants 55 Plus Program provides annual assistance of up to $175 to qualifying tenants to offset the school tax portion of rental costs. It is payable once a year. This program is administered by Manitoba Housing on behalf of the Department of Finance.

An application submitted during 1992 relates to rents paid during the 1991 calendar year.

Tenants aged 55 to 64 whose net income is less than $23,750 or pensioners aged 65 years of age or older who rented their principal residence in the private rental market during the previous calendar year, are generally eligible.

Pensioners who were eligible during previous years, but who did not receive their rebate, can apply for benefits retroactively for up to four years.

Tenants living in elderly persons housing or non-profit housing for the elderly, which is exempt from taxation for school purposes, do not qualify for benefits under this program because rents in these housing units do not include school tax costs.

The period of April 1, 1991 - March 31, 1992 provided the following assistance:

Number of rebate cheques issued (includes multiple rebates for retroactive benefits, and applications received in previous fiscal year and paid in current fiscal year)	10,930
Average benefits paid:	
Singles	$172.17
Couples	$173.77
Household Sharers	$175.00
Total expenditures for this fiscal year	$2,106,400

Shelter Allowances for Elderly Renters (SAFER)

The SAFER program provides direct monthly cash assistance to persons aged 55 and over who rent their living accommodation in the private marketplace and whose rent exceeds 25 percent of household income. Persons residing in elderly persons' public housing, rent supplement housing or personal care homes are not eligible for benefits under this program.

The maximum benefit under the program is $160 per month, based on maximum eligible income qualifications of $16,800 for single renters and $18,960 for couples. Maximum rents on which claims can be made are $385 per month for a single renter and $435 per month for a couple.

The period of April 1, 1991 to March 31, 1992, provided the following assistance:

No. of pensioner households who received benefits during this fiscal year	4,590
No. of clients receiving benefits as at March 1992	3,731
Average monthly benefits (as at March 31st):	
Singles	$92.20
Couples	$65.97
Shared Accommodation	$55.15
Clientele between 55 and 64 years of age	13%
Clientele aged 65 and over	87%
Total expenditures for this fiscal year	$4,293,557

Shelter Allowances for Family Renters (SAFFR)

The SAFFR program provides monthly cash benefits to assist eligible families who rent their accommodation in the private marketplace.

This program provides payments to cover up to 90 percent of eligible rent costs over 25 percent of income for lower income families. As incomes increase and rents decrease in proportion to income, the assistance is reduced. The maximum claimable rents are $425 for a family of two, $460 for a family of three, and $480 for a family of four or more. The maximum benefit available to families is $170 per month, with the actual amount calculated on the basis of rental costs and income.

Families who receive rental assistance through social allowance payments or who reside in government subsidized housing are not eligible for this program. To qualify, there must be dependent children under 18 years of age living in the household.

The period of April 1, 1991 to March 31, 1992 provided the following assistance:

No. of families who received benefits during this fiscal year	1,777
No. of families receiving benefits as at March 31, 1992	954
Average monthly benefits (as at March 31st):	
Two person households	$128.69
Three person households	$124.29
Four + person households	$133.50
Total expenditures for this fiscal year	$1,561,727

Emergency Home Repair Program (EHRP)

EHRP assists low-income homeowners by providing financial assistance for emergency repairs to deficiencies which pose an immediate threat to the health and/or safety of occupants. Homeowners meeting the eligibility criteria may receive a direct grant of up to $3,000.

In this fiscal year, a total of 216 applications were approved. Expenditures this fiscal year totalled $365,195.

Core Area Initiative Grant to Homeowners (CAIGHO)

Expenditures totalling $220,540 this fiscal year relate to existing commitments only. No new commitments were undertaken.

Core Area Initiative Home Repair Program (CAIHRP)

The objective of this program was to assist in the upgrading of existing housing stock in the core area of Winnipeg by providing subsidies to reduce the interest portion of RRAP loan repayments to CMHC. Activity during the current fiscal year relates to applications received prior to March 31, 1987.

As at March 31, 1992:

Total no. of recipients during fiscal year	254
Average monthly benefit	$64.30
Expenditures this fiscal year	$73,420

Core Area Home Renovation Program (CAHRP)

This program was implemented during the 1988/89 fiscal year under the second Core Area agreement. The program provides loans of up to $15,000 for repairs, of which up to $7,500 can be forgiven over a five year period. It may also be used in conjunction with the federal RRAP program.

CAHRP may forgive an additional $1,250 where homeowners experience financial hardship in making essential repairs to their homes. The housing unit must be the applicant's principal residence and be at least five years old.

As at March 31, 1992:

CAHRP APPLICATIONS, IN CONJUNCTION WITH RRAP	
No. of applications received	64
No. of applications approved	128
No. of hardship grants approved	54
CAHRP APPLICATIONS ONLY	
No. of applications received	46
No. of applications approved	93
No. of hardship grants approved	54
TOTAL COMMITMENTS	
Forgivable grants	$ 549,584
Repayable loans	489,277
Hardship grants	61,177
Total Program	$1,110,038

Note: Number of applications approved includes carry-over of applications received in previous fiscal year.

3(d) Client Services

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 SY	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Salaries	1,215,400	32.00	1,234,600	(19,200)	
Other Expenditures	200,400		223,900	(23,500)	
Total Expenditures	1,415,800		1,458,800	(42,700)	

GRANTS AND SUBSIDIES

Objectives
This sub-appropriation provides grants and subsidies to low and moderate income homeowners and renters and non-profit housing sponsors to reduce housing operating rental costs or assist in making home repairs. These grants are administered by Client Services, and program details are provided in that section of the annual report.

Activities
In the past fiscal year, 1,777 family households and 4,590 senior households received shelter allowance benefits.

Approximately 10,930 pensioner renters received school tax rebates. Approximately 475 homeowners benefitted from core area home repair programs administered by Manitoba Housing.

3(e) Grants and Subsidies

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Shelter Allowance for Elderly Renters	4,293,600	4,861,400	(567,800)	(1)
Shelter Allowance for Family Renters	1,561,700	1,686,400	(124,700)	(1)
Elderly and Infirm Persons' Housing Grant	170,300	206,000	(35,700)	
Core Area Initiative Home Repair Program	73,400	76,000	(2,600)	
Pensioner Tenant School Tax Assistance	2,106,400	2,500,000	(393,600)	(2)
Recoverable from Finance	(2,106,400)	(2,500,000)	393,600	(2)
Total	6,099,000	6,829,800	(730,800)	

(1) Client take-up for both the SAFER and SAFFR programs was lower than anticipated. In addition, indexing of variables used to calculate the client's benefit under these programs originally anticipated for January 1, 1992 was deferred until July 1, 1992.

(2) Underexpenditure resulted from a carry-over of applications into the 1992/93 fiscal year, which were expected to be processed in 1991/92.

TRANSFER PAYMENTS TO MHRC (30-4)

This appropriation provides funding to MHRC to subsidize the operation of social housing units developed in previous years; to provide loans, mortgages and subsidies under various housing programs; and to finance annual loan forgiveness to private non-profit housing developments and low-income homeowners.

4. TRANSFER PAYMENTS TO MHRC

Expenditures by Appropriation	Actual 1991/92 $	Estimate 1991/92 S Y	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Total Transfers	33,787,800		33,787,800	---	(1)

(1) Refer to the Manitoba Housing and Renewal Corporation Statement of Operations for a breakdown of expenditures.

EXPENDITURES RELATED TO CAPITAL (30-5)

This appropriation provides financial assistance through direct grants for home repair programs and new home ownership incentives in the core area.

5(a) Emergency Home Repair Program

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
Total Grants	365,200	500,000	(134,800)	(1)

(1) A lower than anticipated client take-up, partially offset by a marginally higher average subsidy, resulted in an under-expenditure.

5(b) Core Area Initiative Programs

Expenditures by Sub-Appropriation	Actual 1991/92 $	Estimate 1991/92 $	Variance Over (Under)	Expl. No.
- Main Estimate		775,200		
- Main Estimate Authority from Enabling Vote XXVI		193,800		
Total	1,054,500	969,000	85,500	
Less: Recoverable from Urban Affairs	(1,054,500)	(969,000)	(85,500)	

DEPARTMENT OF HOUSING

RECONCILIATION STATEMENT

DETAILS	1991/92 ESTIMATES
1991/92 MAIN ESTIMATES	$50,796,400
ALLOCATION OF FUNDS FROM: – Internal Reform and Workforce Adjustment	1,139,400
1991/92 ESTIMATE	$51,935,800

DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY

FOR FISCAL YEAR ENDED MARCH 31, 1992

(with comparative figures for the previous fiscal year)

Estimate 1991/92	Appropriation	Actual 1991/92	Actual 1990/91	Increase (Decrease)	Expl. No.
	30-1 General Administration				
$ 10,300	a) Minister's Salary	$ 10,300	$ 10,300	$	
	b) Executive Support				
288,500	1) Salaries	291,000	292,800	(1,800)	
45,000	2) Other expenditures	52,300	64,800	(12,500)	
	c) Planning and Information Systems				
814,800	1) Salaries	777,700	816,300	(38,600)	
1,264,400	2) Other expenditures	1,114,800	953,300	161,500	(1)
	d) Communications				
36,700	1) Salaries	44,200	135,700	(91,500)	(2)
157,500	2) Other expenditures	53,500	106,800	(53,300)	(3)
	e) Support Services				
1,962,400	1) Salaries	2,093,400	1,949,300	144,100	
511,400	2) Other expenditures	286,700	273,000	13,700	
$5,091,000	Total 30-1	$4,723,900	$4,602,300	$121,600	
	30-2 Landlord and Tenant Affairs				
$2,059,200	a) Salaries	$1,931,100	$1,964,200	$(33,100)	
406,400	b) Other expenditures	201,400	182,600	18,800	
$2,465,600	Total 30-2	$2,132,500	$2,146,800	$(14,300)	
	30-3 Operations				
	a) Administration				
$ 61,600	1) Salaries	$ 63,900	$ 84,900	$ (21,000)	
12,800	2) Other expenditures	3,200	4,500	(1,300)	
	b) Property Management				
724,500	1) Salaries	1,102,100	1,150,600	(48,500)	
245,000	2) Other expenditures	229,800	234,700	(4,900)	
	c) Delivery Services				
645,200	1) Salaries	702,100	708,700	(6,600)	
114,000	2) Other expenditures	94,800	121,200	(26,400)	

Estimate 1991/92	Appropriation	Actual 1991/92	Actual 1990/91	Increase (Decrease)	Expl. No.
	d) Client Services				
1,234,600	1) Salaries	1,215,400	1,516,900	(301,500)	(4)
223,900	2) Other Expenditures	200,400	324,300	(123,900)	(5)
6,829,800	e) Grants and Subsidies	6,099,000	6,397,900	(298,900)	(6)
$10,091,400	Total 30-3	$9,710,700	$10,543,700	$(833,000)	
$33,787,800	30-4 Transfer Payments to MHRC	$33,787,800	$33,469,800	$318,000	
	30-5 Expenditures Related to Capital				
$ 500,000	a) Emergency Home Repair Program	$ 365,200	$ 594,600	$ (229,400)	(7)
	b) Canada-Manitoba Winnipeg Core Area Renewed Agreement:				
969,000	1) Core Area Initiative Programs	1,054,500	2,895,800	(1,841,300)	(8)
(969,000)	2) Less: Recoverable From Urban Affairs	(1,054,500)	(2,895,800)	1,841,300	(8)
$ 500,000	Total 30-5	$ 365,200	$ 594,600	$ (229,400)	
$51,935,800	TOTAL EXPENDITURES	$50,720,100	$51,357,200	$(637,100)	

Explanations (year over year):

(1) Increase attributable to the purchase of computer equipment associated with the implementation of the Residential Tenancies Commission and higher computer user fees.

(2) Decrease attributable to the reduction of Communications staff resulting from the restructuring of Government's communications resources.

(3) Decrease in 1991/92 expenditures is a result of lower advertising costs for Landlord and Tenant Affairs, a reduction in printing costs for program related material and the reduction of Communications staff due to restructuring.

(4) Decrease in salary expenditures in 1991/92 is a result of staffing reductions due to the delivery of Rural RRAP transferred to CMHC and downsizing of operations.

(5) Decrease in 1991/92 expenditures is associated with staffing reductions in the Client Services Branch.

(6) Decrease in grant payments for the 1991/92 fiscal year is a result of a declining client base under the CAIHRP and SAFER programs.

(7) A decrease in client take-up, marginally offset by an increase in the average client grant, resulted in lower expenditures.

(8) The majority of individuals and projects qualifying under Core Area Initiatives Programs received their grant in the 1990/91 fiscal year which resulted in lower expenditures in 1991/92.

DEPARTMENT OF HOUSING

REVENUE SUMMARY BY SOURCE

FOR FISCAL YEAR ENDED MARCH 31, 1992

(with comparative figures for the previous fiscal year)

Actual 1990/91	Actual 1991/92	Increase (Decrease)	Source	Actual 1991/92	Estimate 1991/92	Variance	Expl. No.
			Current Operating Programs:				
			Other Revenue:				
$ 3,200	$ 7,600	$ 4,400	(a) Administration Fees, Rentalsman	$ 7,600	$ 1,500	$ 6,100	
842,000	764,500	(77,500)	(b) Property Administration	764,500	680,000	84,500	(1)
430,300	167,000	(263,300)	(c) C.M.H.C. Delivery and Administration Fees	167,000	75,000	92,000	(2)
18,300	1,100	(17,200)	(d) Sundry	1,100	3,000	(1,900)	(3)
$1,293,800	$940,200	$(353,600)	Total Revenue	$940,200	$759,500	$180,700	

Explanations:

(1) Actual vs Actual

Decrease resulted from a reduction in administrative fees for units committed prior to 1986 under the Rural and Northern Housing Program.

Actual vs Estimate

Variance attributable to a recovery of fees from CMHC for the previous fiscal year.

(2) Actual vs Actual

The reduction in delivery fees for the 1991/92 fiscal year is a result of the delivery of Rural RRAP transferred to CMHC.

Actual vs Estimate

Recovery of direct maintenance costs under the Rural and Northern Housing Program were not anticipated due to the expected implementation of the Manitoba Housing Authority in 1991/92, however, implementation was delayed until 1992/93.

(3) Actual vs Actual

The decrease is a result of a change adopted in 1991/92 by Landlord and Tenant Affairs whereby unclaimed security deposits are no longer recorded as revenue.

DEPARTMENT OF HOUSING

FIVE YEAR EXPENDITURE AND STAFFING SUMMARY BY APPROPRIATION ($000)

FOR YEARS ENDING MARCH 31, 1988 – MARCH 31, 1992

	Actual/*Adjusted Expenditures									
	1987/88		1988/89		1989/90		1990/91		1991/92	
Appropriation	SY	$	SY	$	SY	$	SY	$	SY	$
30–1 General Administration	91.26	4,684.6	83.26	4,412.6	83.26	4,715.7	91.26	4,602.3	82.26	4,723.9
30–2 Landlord and Tenant Affairs	60.00	2,058.7	62.00	2,057.3	60.00	2,120.5	60.00	2,146.8	56.26	2,132.5
30–3 Operations	110.00	10,937.9	112.49	11,206.9	112.00	10,959.3	102.00	10,543.7	76.00	9,710.7
30–4 Transfer Payments to MHRC	–	35,475.1	–	34,455.7	–	35,830.1	–	33,469.8	–	33,787.8
30–5 Expenditures Related to Capital	–	251.5	–	40.4	–	342.7	–	594.6	–	365.2
TOTAL	261.26	53,407.8	258.23	52,172.9	255.26	53,968.3	253.26	51,357.2	215.00	50,720.1

**Adjusted figures reflect historical data on a comparable basis in those appropriations affected by a re–organization, during the years under review.*

OFFICE OF THE PROVINCIAL AUDITOR

THE MANITOBA HOUSING AND RENEWAL CORPORATION

Auditor's Report and Financial Statements
for the year ended March 31, 1992

Office of
the Provincial Auditor

905 - 386 Broadway
Winnipeg, Manitoba, CANADA
R3C 3R6

AUDITOR'S REPORT

To the Legislative Assembly of Manitoba

We have audited the balance sheet of The Manitoba Housing and Renewal Corporation as at March 31, 1992 and the statements of operations, The Manitoba Housing and Renewal Fund, changes in financial position and schedule of housing program subsidies for the year then ended. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 1992 and the results of its operations and the changes in its financial position for the year then ended in accordance with the accounting policies stated in note 2 to the financial statements.

W. Johnson

Winnipeg, Manitoba
September 30, 1992

W.A. Johnson, CA
Executive Director

MANAGEMENT REPORT

The accompanying financial statements of The Manitoba Housing and Renewal Corporation (MHRC) are the responsibility of management and have been prepared in accordance with the accounting policies stated in the financial statements. These accounting policies have been applied on a basis consistent with that of the preceding year. In management's opinion, the financial statements have been properly prepared within reasonable limits of materiality, incorporating management's best judgement regarding all necessary estimates and all other data available up to September 30, 1992.

Management maintains internal controls to provide reasonable assurance of the reliability and accuracy of the financial information and that the assets of The Manitoba Housing and Renewal Corporation are properly safeguarded.

The responsibility of the Provincial Auditor is to express an independent, professional opinion on whether the financial statements of The Manitoba Housing and Renewal Corporation are fairly presented in accordance with the accounting policies stated in the financial statements. The Auditor's Report outlines the scope of the audit examination and provides the audit opinion.

On behalf of Management

Gary Julius, Executive Director, Finance & Operations

Saul Schubert, Deputy Minister

September 30, 1992

THE MANITOBA HOUSING AND RENEWAL CORPORATION
BALANCE SHEET
MARCH 31, 1992
(with comparative figures for 1991)

ASSETS

	1992	1991
Cash on deposit with the Minister of Finance and in bank	$ 10,432,307	$ 1,772,201
Accounts receivable and accruals (note 3)	15,869,820	28,136,975
Loans and mortgages receivable (note 4)	232,443,465	213,750,040
Investment in land and housing:		
Housing projects (note 5)	396,969,431	397,671,055
Housing and land investment (note 6)	22,520,410	21,287,066
Land inventory (note 7)	15,754,427	15,986,166
	435,244,268	434,944,287
Corporate fixed assets (note 8)	358,068	375,601
	$694,347,928	$678,979,104

LIABILITIES AND FUND BALANCE

Accounts payable, holdbacks and accruals	$ 23,683,748	$ 25,217,751
Long-term land lease and rental subsidies received in advance	194,994	199,908
Long-term debt (note 9)	677,387,437	661,226,707
The Manitoba Housing and Renewal Fund (Deficit)(note 10)	(6,918,251)	(7,665,262)
Commitments (note 14)		
Contingencies (note 15)		
	$694,347,928	$678,979,104

Approved by the Board:

Director

Director

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF OPERATIONS
YEAR ENDED MARCH 31, 1992
(with comparative figures for 1991)

	1992	1991
Revenue:		
Grants from the Government of the Province of Manitoba (note 12)	$33,787,800	$31,878,500
Interest from sinking fund (note 11)	1,992,611	1,679,436
Churchill Propane Distribution System, net proceeds (note 13)	374,271	219,248
Other	(118,866)	87,559
	36,035,816	33,864,743
Expenditure: (note 1)		
Interest expense	23,194,638	24,732,118
Less -Interest applied to construction of housing projects, land inventory and housing program subsidies	3,296,765	5,516,726
-Interest earned on loans and mortgages	18,704,442	19,397,442
-Interest earned on funds with the Minister of Finance and in bank	270,311	549 977
Interest not applied or recovered	923,120	(732,027)
Rent Supplement Program:		
Rent supplement and administration expenditures	5,141,346	5,195,247
Less - recovery from CMHC	3,120,576	3,105,764
Net program subsidies	2,020,770	2,089,483
Residential Rehabilitation Assistance Program:		
Loan forgiveness (note 2b)	385,615	2,042,967
Other operating costs	154,392	532,777
Less - recovery from CMHC	400,531	1,860,084
Net program subsidies	139,476	715,660
Co-op HomeStart Program Assistance	697,758	725,977
Critical Home Repair Program Loan forgiveness	82,658	68,546
Depreciation of corporate fixed assets (note 8)	14,541	16,718
Manitoba Seniors RentalStart Program Loan forgiveness (note 2b)	189,200	
Mortgage subsidies	21,352	37,495
Net housing program subsidies per schedule	26,891,114	25,491,158
Net loss on housing projects and land sales	321,695	688,975
Provision for loss on land and land investment (notes 6 and 7)	4,019,655	2,049,815
Provision for loss on loans and mortgages	(32,534)	347,488
	35,288,805	31,499,288
Revenue over expenditure transferred to The Manitoba Housing and Renewal Fund	$ 747,011	$ 2,365,455

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF THE MANITOBA HOUSING AND RENEWAL FUND
YEAR ENDED MARCH 31, 1992
(with comparative figures for 1991)

	1992	1991
Balance at beginning of year	$(7,665,262)	$(10,030,717)
Add - revenue over expenditure	747,011	2,365,455
Balance at end of year	$(6,918,251)	$ (7,665,262)

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
YEAR ENDED MARCH 31, 1992
(with comparative figures for 1991)

	1992	1991
Cash provided by (used for):		
Operating activities:		
Revenue over expenditure	$ 747,011	$2,365,455
Items not involving cash:		
Depreciation and amortization	5,316,448	3,999,854
Provision for loss on land and land investment	4,019,655	2,049,815
Provision for loss on loans and mortgages	(32,534)	347,488
	10,050,580	8,762,612
Net change in non-cash balances related to operations:		
Accounts receivable and accruals	12,267,154	(7,840,744)
Accounts payable, holdbacks and accruals	(1,534,003)	6,029,967
	20,783,731	6,951,835
Financing activities:		
Increase in long-term debt	33,935,000	49,223,527
Repayment of long-term debt	(17,774,270)	(15,019,417)
	16,160,730	34,204,110
Investing activities:		
Additions to land and housing	(12,412,704)	(31,608,848)
Less - recovery of CMHC and City of Winnipeg shares	1,107,493	4,731,877
	(11,305,211)	(26,876,971)
Additions to loans and mortgages	(28,833,719)	(34,489,103)
Net proceeds from disposal of land and housing	1,739,746	1,283,972
Net proceeds from repayment of loans and mortgages	10,114,829	15,119,562
	(28,284,355)	(44,962,540)
Increase (decrease) in cash	8,660,106	(3,806,595)
Cash at beginning of year	1,772,201	5,578,796
Cash at end of year	$10,432,307	$ 1,772,201

THE MANITOBA HOUSING AND RENEWAL CORPORATION
SCHEDULE OF HOUSING PROGRAM SUBSIDIES
YEAR ENDED MARCH 31, 1992
(with comparative total figures for 1991)

	Rural and Northern Housing	Urban and Rural Housing		Urban Native Non-Profit Housing	Non-Profit Housing		1992 Total	1991 Total
		Section 43	Other		Pre 1986	Post 1985		
Revenue								
Rental Revenue	$3,284,175	$41,661,039	$2,834,327	$2,060,768	$4,112,930	$ 5,607,830	$ 59,561,069	$55,673,855
Expenditure								
Property Operating Expense	2,411,956	25,828,547	1,181,280	1,739,549	2,276,179	4,030,026	37,467,537	36,377,034
Grants in Lieu of Taxes	836,131	13,346,175	678,109	727,002	1,661,382	2,059,145	19,307,944	16,272,408
Administration	354,461	4,285,242	262,567	46,549	345,971	287,133	5,581,923	5,693,284
Depreciation and Interest	6,709,852	25,399,616	2,038,051	4,716,540	6,579,594	12,948,445	58,392,098	55,219,916
	10,312,400	68,859,580	4,160,007	7,229,640	10,863,126	19,324,749	120,749,502	113,562,642
Operating Loss	7,028,225	27,198,541	1,325,680	5,168,872	6,750,196	13,716,919	61,188,433	57,888,787
Less - CMHC Share of Operating Loss	5,095,690	13,829,701		3,341,351	4,830,747	9,549,528	36,647,017	35,487,786
	1,932,535	13,368,840	1,325,680	1,827,521	1,919,449	4,167,391	24,541,416	22,401,001
CMHC Administered Units								
MHRC Share of Operating Loss	2,349,698						2,349,698	3,090,157
Net Housing Program Subsidies	$ 4,282,233	$13,368,840	$1,325,680	$1,827,521	$ 1,919,449	$ 4,167,391	$ 26,891,114	$25,491,158

THE MANITOBA HOUSING AND RENEWAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 1992

1. Nature of the Corporation

The Manitoba Housing and Renewal Corporation (MHRC) was established as a Crown Corporation by The Housing and Renewal Corporation Act on June 21, 1967. The objective of the Corporation is to improve standards of living accommodation in the Province of Manitoba and to assist residents to obtain living accommodation of reasonable standards.

Administrative services are provided by the Department of Housing, Province of Manitoba. Costs of these administrative services amounted to $4,627,100 (1991 - $5,158,400). They are not reflected in these financial statements except for administrative charges in the amount of $931,518 (1991- $1,415,650) which are cost shared with the Canada Mortgage and Housing Corporation (CMHC).

The Corporation is economically dependent on the Government of the Province of Manitoba.

2. Significant accounting policies

a) The Corporation's financial statements are prepared using the accrual basis of accounting except for the discounts on sinking fund investments. Discounts obtained at the time of acquisition are taken into income on maturity of the related investments which are recorded at cost.

2. Significant accounting policies (continued)

b) Loan forgiveness under the Manitoba Seniors RentalStart Program and the Residential Rehabilitation Assistance Program is approved in accordance with the terms of the loan agreement and charged to operations, net of a recovery from CMHC for the Residential Rehabilitation Assistance Program, in the year that the loan is granted. Loan forgiveness under the Core Area Home Renovation Program is also approved in accordance with the terms of the loan agreement and fully recovered from the Department of Urban Affairs, Province of Manitoba, in the year that the loan is granted.

c) Valuation, depreciation and amortization are described in subsequent notes as follows:

Housing projects	- note 5
Housing and land investment	- note 6
Land inventory	- note 7
Corporate fixed assets	- note 8

3. Accounts receivable and accruals

	1992	1991
Canada Mortgage and Housing Corporation	$ 8,441,821	$11,598,105
Government of the Province of Manitoba and its agencies	36,671	4,705,410
Other - net of allowance (1992 - $481,188, 1991 - $584,749)	7,391,328	11,833,460
Accounts receivable and accruals	$15,869,820	$28,136,975

4. Loans and mortgages receivable

	1992	1991
Homes in Manitoba Programs:		
Affordable New Homes Program	$ 548,114	$ 820,788
Core Area Infill Housing Program	3,058,069	3,738,974
Buy and Renovate Housing Program	757,555	1,074,668
Builder Developer Housing Program		45,606
	4,363,738	5,680,036
Manitoba RentalStart Programs:		
Manitoba Urban RentalStart Program	24,033,379	28,337,684
Manitoba Rural RentalStart Program	4,409,439	4,716,572
Manitoba Seniors RentalStart Program	34,842,339	32,489,273
	63,285,157	65,543,529
Residential Rehabilitation Assistance Program	1,679,801	1,698,594
Less - financing provided by CMHC	1,219,070	1,128,649
	460,731	569,945
Rural and Northern Housing Program	3,553,797	3,880,011
Less - financing provided by CMHC	2,665,348	2,909,008
	888,449	971,003
Aspen Park Condominiums	1,060,781	1,696,494
Core Area Home Renovation Program	658,984	207,106
Community Residences Program	12,014,358	12,374,407
Cooperative HomeStart Program	21,861,207	21,717,158
Cooperative Share Equity Loan Program	89,318	77,874
Carried Forward	$104,682,723	$108,837,552

4. Loans and mortgages receivable (continued)

	1992	1991
Brought Forward	$104,682,723	$108,837,552
Critical Home Repair Program	245,178	440,256
Lease/purchase land agreements	942,337	1,073,950
North Logan Redevelopment	133,596	199,641
Private Non-Profit Housing Program	80,035,266	63,784,802
The Pas Mobile Home Subdivision	35,497	46,246
Urban Native Non-Profit Housing Program	46,594,379	39,652,360
Other	149,119	186,233
	232,818,095	214,221,040
Less - allowance for doubtful accounts	374,630	471,000
	232,443,465	213,750,040
Forgivable loans:		
Residential Rehabilitation Assistance Program	4,935,403	6,145,303
Less - recovery from CMHC	3,701,605	4,609,030
	1,233,798	1,536,273
Critical Home Repair Program	205,567	580,675
Manitoba Seniors RentalStart Program	5,166,077	4,976,877
Non-Profit Housing Corporations	1,910,736	1,978,100
Core Area Home Renovation Program	1,679,700	1,149,468
	10,195,878	10,201,393
Less - valuation allowance	10,195,878	10,201,393
Loans and mortgages receivable	$232,443,465	$213,750,040

4. Loans and mortgages receivable (continued)

The Corporation has established an asset valuation allowance equal to the unearned portion of forgivable loans which effectively reduces the value of these loans to nil. As forgiveness conditions are met by the individual clients and non-profit corporations the Corporation records the annual forgiveness earned in accordance with the terms of the loan agreement thereby reducing the forgivable loan and the concomitant valuation allowance.

Mortgages under the Homes in Manitoba Programs are administered by both outside lending institutions and by MHRC. Those administered by outside lending institutions, amounting to $493,069 (1991 - $767,889), are insured by CMHC or the Mortgage Insurance Company of Canada. Those administered by MHRC, amounting to $3,870,669 (1991 - $4,912,147), and Aspen Park Condominiums are assessed a fee which is set aside in a fund to provide for any related expenses in the event of default by a mortgagor. This fund is included with accounts payable and is summarized as follows:

	1992	1991
Balance at beginning of year	$216,254	$208,516
Less - Refunds	26,870	19,156
Add - Insurance fees assessed and interest	18,471	26,894
Balance at end of year	$207,855	$216,254

5. Housing projects

	1992	1991
Rural and Northern Housing Program:		
Completed	$40,774,033	$ 40,014,421
Under construction	502,826	1,042,183
Upgrading programs - deferred capital costs	1,439,062	1,418,734
	42,715,921	42,475,338
Less - financing provided by CMHC	31,871,683	31,733,044
	10,844,238	10,742,294
Other Urban and Rural Housing Programs:		
Completed	373,892,336	374,215,482
Under construction	1,199,723	1,881,717
Upgrading programs - deferred capital costs	20,765,712	19,810,689
	395,857,771	395,907,888
Less - financing provided for upgrading programs by CMHC	9,732,578	8,979,127
	386,125,193	386,928,761
Housing projects	$396,969,431	$397,671,055

Completed housing projects are valued at capitalized cost less depreciation.

Under the Rural and Northern Housing Program, depreciation is based on the imputed principal repayment equivalent to that of 100% debt financing with CMHC rates. Depreciation under other urban and rural housing programs is based on the actual principal repayment of the related debt.

Depreciation on housing projects is included as an expenditure in housing program subsidies.

5. Housing projects (continued)

Projects under construction are valued at capitalized cost which includes direct construction costs, land acquisition, interest, grants in lieu of taxes and an administrative fee charged by the Department of Housing, Province of Manitoba.

The upgrading programs relate to rehabilitation and improvement costs incurred on rental units for the Rural and Northern Housing Program and the Urban and Rural Housing Programs, respectively. The rehabilitation costs are depreciated over the remaining term of the original mortgage for the Rural and Northern Housing Program and the improvement costs on a straight-line basis over ten years for the Urban and Rural Housing Programs and the Rural and Northern Program.

6. Housing and land investment

	1992	1991
Housing investment	$19,277,410	$18,047,066
Land investment	5,179,855	4,715,632
	24,457,265	22,762,698
Accumulated loss provision on land investment	1,936,855	1,475,632
Housing and land investment	$22,520,410	$21,287,066

Housing investment represents joint venture projects under the Rural and Northern Housing Program which are being administered by CMHC. The investment balance represents MHRC's share and is valued at capitalized cost less depreciation which is equal to the annual principal repayment of the related debt as determined by CMHC. Depreciation is included as an expenditure in the Rural and Northern Housing Program.

6. Housing and land investment (continued)

Land investment represents a joint land venture whereby the Corporation entered into a Joint Venture Agreement with Ladco Company Ltd. on May 11, 1989. The agreement relates to the servicing, development and sale of approximately 476 acres of land in St. Boniface in the City of Winnipeg, of which 179 acres of land are owned by the Corporation and 297 acres by the Ladco Company Ltd. In accordance with the terms of the agreement, the Corporation has further agreed to provide loan guarantees for purposes of the joint venture development with Ladco Company Ltd. in an amount not to exceed $2,000,000 (note 16).

Land investment is valued at the lower of capitalized cost or appraised value adjusted for estimated disposition costs and contingencies. Capitalized cost includes acquisition cost, interest, planning and development costs.

7. Land inventory

	1992	1991
Under development	$ 2,344,763	$ 2,126,725
Future development or sale	52,831,733	49,754,135
Leased land	1,718,756	1,734,388
	56,895,252	53,615,248
Accumulated loss provision	41,140,825	37,629,082
Land inventory	$15,754,427	$15,986,166

The change to the accumulated loss provision account is as follows:

	1992	1991
Balance at beginning of year	$37,629,082	$37,138,742
Add - provision for loss on land	3,558,432	574,183
Less - losses realized	46,689	83,843
Balance at end of year	$41,140,825	$37,629,082

7. Land inventory (continued)

Land inventory is valued at the lower of capitalized cost or appraised value adjusted for estimated disposition costs and contingencies. Capitalized cost includes acquisition costs, interest, planning and development costs, grants in lieu of taxes where applicable, less revenue derived from use of undeveloped land.

8. Corporate fixed assets

	1992			1991
	COST	ACCUMULATED DEPRECIATION	NET	NET
Land	$ 71,900	$	$71,900	$ 71,900
Buildings	376,869	125,531	251,338	260,164
Office furnishings	500,251	465,421	34,830	43,537
Corporate fixed assets	$949,020	$590,952	$358,068	$375,601

Corporate fixed assets are valued at cost less depreciation provided on the following bases:

Buildings - straight-line, based on a 50 year useful life or if funded by specific long-term debt, based on the annual principal repayment of the related debt.

Office furnishings - 20% of the undepreciated balance.

Depreciation in the amount of $14,541 (1991 - $16,718) is reflected as a separate corporate expenditure and depreciation in the amount of $2,991 (1991 - $2,669) is included as an expenditure in the urban and rural housing programs.

9. Long-term debt

	1992	1991
Government of the Province of Manitoba:		
Demand notes payable (convertible to long-term advances), at prime interest rates or fixed rates from 7.5% to 11.5%	$117,841,810	$ 95,549,633
Long-term advances, at rates from 7.38% to 14.50% maturing at various dates to 2029 and requiring annual payments of $35,023,579 (1991 - $38,394,458) toward principal and interest	355,675,956	356,533,296
Canada Mortgage and Housing Corporation:		
Long-term advances, at rates from 6 7/8% to 11% maturing at various dates to 2030 and requiring annual payments of $22,191,513 (1991 - $22,367,913) towards principal and interest	222,982,695	224,075,371
	696,500,461	676,158,300
Less: Sinking fund on deposit with the Government of the Province of Manitoba (note 11)	22,552,742	18,387,834
	673,947,719	657,770,466
Mortgages payable (assumed on property acquisitions), at rates from 5 1/8% to 12 1/4% maturing at various dates to 2028 and requiring annual payments of $334,156 (1991 - $334,156) towards principal and interest	3,439,718	3,456,241
Long-term debt	$677,387,437	$661,226,707

10. The Manitoba Housing and Renewal Fund

The operating deficit primarily arises because the Province of Manitoba only partially funds the provisions for losses on land, land investment, loans, mortgages and other receivables.

11. Sinking fund

	1992		1991	
	PAR VALUE	COST	PAR VALUE	COST
Bonds: (note 2a)				
Manitoba Hydro - Electric Board	$ 5,872,000	$ 4,788,127	$ 7,035,000	$ 5,789,066
Manitoba Telephone System	1,501,000	1,078,787	1,538,000	1,109,900
Government of the Province of Manitoba	3,879,000	3,824,078	3,754,000	3,701,690
Alberta Government Telephones Commission	2,000,000	1,785,000	2,000,000	1,785,000
	$13,252,000	11,475,992	$14,327,000	12,385,656
Cash, interest bearing		11,076,750		6,002,178
Sinking fund		$22,552,742		$18,387,834

MHRC is required to maintain a sinking fund on deposit with the Minister of Finance for the purpose of retiring at maturity, long-term debt which does not require annual principal repayments. The required minimum annual payment to the sinking fund must equal 4% of the sinking fund balance as at the end of the preceding fiscal year plus 1% of the advances and borrowings of MHRC other than those secured by a first mortgage on land or by an agreement or debenture that provides for the retirement of the debt by annual repayments of principal and interest. Income earned on sinking fund investments of $1,992,611 (1991 - $1,679,436) is paid to MHRC and all or a portion of the income earned is set aside in the sinking fund in addition to the minimum statutory requirement.

12. Grants from the Government of the Province of Manitoba

	1992	1991
Department of Housing:		
- MHRC operating programs	$31,476,597	$29,960,355
- Sinking fund	2,311,203	1,918,145
Grant Revenue	$33,787,800	$31,878,500

13. Churchill Propane Distribution System

	1992	1991
Revenue	$1,252,941	$1,230,811
Expenditures	878,670	1,011,563
Net proceeds	$ 374,271	$ 219,248

14. Commitments

The Corporation is committed to expend $27,479,881 (1991 - $37,488,934) for completion of housing under construction and for approved mortgage applications.

15. Contingencies

The Corporation is a party to certain litigation arising in the normal course of business, the aggregate effect of which, in the opinion of management, would not have a material effect on the Corporation's financial statements.

16. Guarantees

The Corporation has guaranteed the repayment of mortgages and has issued letters of credit which guarantee the terms and conditions of land development agreements and construction contracts. The outstanding guarantees are as follows:

	1992	1991
Joint Venture Investment Guarantee (note 6)	$ 2,000,000	$ 2,000,000
Mobile Home Loan Guarantee Program	12,908,320	14,169,913
Rural Mortgage Lending Program	118,083	119,389
Other mortgage guarantees	862,453	721,269
Total Guarantees	$15,888,856	$17,010,571

A guarantee fee of 2% - 2 1/2% charged for each mortgage is paid into the Mortgage Insurance Fund. The balance of the fund as at March 31, 1992 is $721,885 (1991 - $902,812) and is included with accounts payable.

APPENDIX

HOUSING UNITS BY COMMUNITY

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #1 - WINNIPEG						
Winnipeg Regional	15	3,826	2,614	958	3,900	11,313
City of Winnipeg	0	1,053	136	80	0	1,269
Sponsors	220	1,234	2,386	418	317	4,575
Total	235	6,113	5,136	1,456	4,217	17,157
AREA #2 - INTERLAKE						
Arborg	0	10	33	0	0	43
Ashern	0	23	32	0	0	55
Balmoral	0	0	12	0	0	12
Clandeboye	0	1	0	0	0	1
Eriksdale	0	8	20	0	0	28
Fisher Branch	0	7	20	0	0	27
Fraserwood	0	0	12	0	0	12
Gimli	60	21	48	0	11	140
Gunton	0	1	0	0	0	1
Hodgson	0	0	14	0	0	14
Inwood	0	1	10	8	12	31
Kormarno	0	0	4	0	0	4
Lundar	0	0	8	0	18	26
Moosehorn	0	0	22	0	0	22
Oak Point	0	0	6	0	0	6
Poplarfield	0	0	8	0	0	8
Riverton	0	23	24	0	0	47
St. Laurent	0	34	20	0	0	54
Selkirk	1	316	250	3	35	605
Stonewall	0	8	28	7	40	83
Stony Mountain	0	0	12	0	0	12
Teulon	0	10	32	8	25	75
Whytewold	0	1	0	0	0	1
Winnipeg Beach	0	0	20	0	0	20
Woodlands	0	0	0	10	24	34
Total	61	464	635	36	165	1,361

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #3 - EASTMAN						
Anola	0	0	0	0	12	12
Beausejour	0	20	55	0	50	125
Berens River	0	18	0	0	0	18
Birds Hill	0	0	8	0	0	8
Blumenort	0	0	8	0	12	20
Cooks Creek	0	0	0	0	10	10
Dominion City	0	2	6	0	14	22
Dugald	0	0	0	0	10	10
East Selkirk	0	0	12	0	0	12
Garson	0	0	12	0	0	12
Grand Marais	0	0	8	0	0	8
Great Falls	0	0	1	0	0	1
Grunthal	0	0	32	0	0	32
Hadashville	0	3	4	0	0	7
Ile des Chenes	0	0	12	0	0	12
La Broquerie	0	0	12	0	7	19
Lac du Bonnet	0	10	38	0	0	48
Landmark	0	0	0	4	0	4
Little Grand Rapids	0	5	0	0	0	5
Lockport	0	1	0	0	0	1
Lorette	0	6	14	0	0	20
Manigotogan	0	5	0	0	0	5
Middlebro	0	3	4	0	0	7
Mitchell	0	5	0	0	0	5
New Bothwell	0	1	0	0	0	1
Niverville	0	7	15	0	0	22
Oakbank	0	0	14	0	0	14
Pine Falls	0	0	0	0	18	18
Piney	0	3	10	0	0	13
Powerview	0	13	4	0	0	17
Prawda	0	0	2	0	0	2
Princess Harbour	0	1	0	0	0	1
Richer	0	0	8	0	0	8
Seymourville	0	5	0	0	0	5
South Junction	0	5	2	0	0	7
Sprague	0	8	12	0	0	20
Steinbach	1	47	33	1	178	250
Ste. Agathe	0	0	12	0	0	12
Ste. Anne	0	4	30	23	55	112
St. Adolphe	0	0	12	0	0	12
St. George	0	0	15	0	0	15
St. Malo	0	2	35	0	46	83
St. Pierre	0	9	16	0	30	55
Tolstoi	0	1	0	0	0	1

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #3 - EASTMAN, continued						
Tyndall	0	0	12	0	0	12
Vassar	0	6	8	0	0	14
Victoria Beach	0	1	4	0	0	5
Vita	0	2	32	0	0	34
Whitemouth	0	2	12	0	0	14
Woodridge	0	3	10	0	0	13
Total	1	198	524	28	442	1,193
AREA #4 - SOUTH CENTRAL						
Altona	0	31	18	0	57	106
Austin	0	0	10	0	0	10
Baldur	0	1	0	0	9	10
Carman	0	21	47	2	54	124
Crystal City	0	1	0	0	20	21
Cypress River	0	0	0	0	12	12
Elie	0	0	0	0	12	12
Elm Creek	0	0	0	0	10	10
Emerson	0	1	16	0	12	29
Fannystelle	0	0	0	7	0	3
Gladstone	0	1	0	1	38	40
Gretna	0	9	17	0	0	26
Haywood	0	0	6	0	0	6
Holland	0	0	0	0	15	15
Langruth	0	0	4	0	0	4
La Riviere	0	0	0	3	12	15
Lasalle	0	0	6	0	0	6
Letellier	0	0	4	0	0	4
Lowe Farm	0	0	0	0	18	18
MacGregor	0	1	12	0	13	26
Manitou	0	17	0	0	17	34
Miami	0	0	0	0	18	18
Morden	0	43	60	5	58	166
Morris	0	17	26	0	23	66
Notre Dame	0	2	24	0	0	26
Oakville	0	0	10	0	0	10
Pilot Mound	0	8	0	0	24	32
Plum Coulee	0	0	30	0	0	30
Portage la Prairie	0	306	135	39	167	647
Rathwell	0	0	0	0	10	10
Rosenfeld	0	2	0	0	14	16
Rosenort	0	0	0	7	0	7
Somerset	0	7	0	0	30	37
Starbuck	0	0	12	0	8	20

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #4 - SOUTH CENTRAL, continued						
St. Claude	0	4	8	0	12	24
St. Eustache	0	0	12	0	0	12
St. Jean Baptiste	0	0	8	0	12	20
St. Leon	0	1	4	0	0	5
Swan Lake	0	1	0	6	12	19
Treherne	0	1	4	0	14	19
Wellwood	0	1	0	0	0	1
Westbourne	0	0	8	0	0	8
Winkler	1	55	30	0	115	201
Total	1	531	511	66	816	1,925
AREA #5 - WESTMAN						
Angusville	0	0	6	0	0	6
Belmont	0	0	12	0	0	12
Binscarth	0	3	16	0	0	19
Birtle	0	19	15	0	64	42
Boissevain	0	9	25	0	0	34
Brandon	1	510	386	94	198	1,189
Brookdale	0	0	2	0	0	2
Carberry	0	14	0	11	27	52
Cartwright	0	4	12	0	0	16
Clearwater	0	0	4	0	0	4
Deloraine	0	7	38	11	0	56
Douglas	0	1	0	0	0	1
Elkhorn	0	5	18	0	0	23
Elphinstone	0	0	4	0	0	4
Erickson	0	9	9	0	12	30
Foxwarren	0	0	6	0	0	6
Glenboro	0	5	14	0	12	31
Goodlands	0	1	4	0	0	5
Hamiota	0	6	15	0	45	66
Hartney	0	6	0	0	18	24
Kenton	0	0	8	0	0	8
Killarney	0	12	15	0	34	61
McAuley	0	0	4	0	0	4
Melita	0	8	0	0	50	58
Miniota	0	3	0	8	12	23
Minnedosa	0	13	56	0	24	93
Minto	0	0	4	0	0	4
Neepawa	0	19	56	0	69	144
Newdale	0	0	0	5	14	19
Oak Lake	0	0	20	0	0	20
Oakburn	0	3	4	0	0	7

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #5 - WESTMAN, continued						
Onanole	0	17	8	0	0	25
Pierson	0	0	12	0	0	12
Plumas	0	0	12	0	0	12
Rapid City	0	0	10	0	0	10
Reston	0	0	4	0	20	24
Rivers	0	15	24	0	10	49
Rossburn	0	3	26	0	0	29
Russell	0	19	40	0	12	71
Sandy Lake	0	1	12	0	0	13
Shoal Lake	0	0	0	0	18	18
Sidney	0	1	0	0	0	1
Souris	0	7	60	8	11	86
St. Lazare	0	15	12	0	0	27
Strathclair	0	0	12	0	12	24
Virden	0	22	38	0	45	105
Vista	0	1	0	0	0	1
Wawanesa	0	0	0	0	12	12
Waskada	0	0	6	0	0	6
Total	1	758	1,029	137	685	2,610
AREA #6 - PARKLAND						
Amaranth	0	0	6	0	0	6
Alonsa	0	1	12	0	0	13
Bacon Ridge	0	1	0	0	0	1
Benito	0	0	30	0	0	30
Birch River	0	12	26	0	0	38
Bowsman	0	5	9	0	0	14
Camperville	0	4	12	0	0	16
Crane River	0	6	12	0	0	18
Dauphin	0	95	225	8	64	392
Duck Bay	0	3	4	0	0	7
Eddystone	0	0	12	0	0	12
Ethelbert	0	1	20	0	0	21
Fork River	0	2	0	0	0	2
Gilbert Plains	0	6	18	0	12	36
Glenella	0	0	10	0	0	10
Grandview	0	11	18	0	16	45
Inglis	0	0	10	0	0	10
Kelwood	0	2	10	0	0	12
Laurier	0	2	8	0	0	10
Mallard	0	4	2	0	0	6
McCreary	0	5	12	0	0	17
Minitonas	0	12	18	0	12	42
Ochre River	0	4	12	0	0	16

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #6 - PARKLAND, continued						
Pine River	0	1	10	0	0	11
Riding Mountain	0	1	0	0	0	1
Roblin	0	33	21	0	47	101
Rorketon	0	0	8	0	0	8
Sifton	0	0	8	0	0	8
Ste. Rose	0	9	53	0	0	62
Swan River	0	121	103	0	0	224
Waterhen	0	0	4	0	0	4
Winnipegosis	0	19	22	0	13	54
Total	0	360	715	8	164	1,247
AREA #7 - NORMAN WEST						
Barrows	0	4	0	0	0	4
Cormorant	0	8	2	0	0	10
Cranberry Portage	0	8	10	0	0	18
Dawson Bay	0	1	0	0	0	1
Easterville	0	10	0	0	0	10
Flin Flon	0	70	81	12	20	183
Grand Rapids	0	18	10	0	0	28
Mafeking	0	8	6	0	0	14
Moose Lake	0	16	4	0	0	20
Pelican Rapids	0	9	2	0	0	11
Sherridon	0	9	0	0	0	9
Snow Lake	0	0	4	0	0	4
The Pas	1	164	93	40	0	298
The Pas - Big Eddy	0	16	6	0	0	22
The Pas - Youngs Point	0	17	6	0	0	23
The Pas - Umperville	0	30	6	0	0	36
The Pas - Rhal's Island	0	1	0	0	0	1
Wanless	0	1	2	0	0	3
Total	1	390	232	52	20	695

Location	Other	Family	Seniors	RS	E&IPH	Total
AREA #8 - NORMAN EAST						
Brochet	0	9	0	0	0	9
Churchill	27	255	10	67	0	359
Cross Lake	0	11	4	0	0	15
Gillam	0	7	0	0	0	7
God's Lake	0	3	0	0	0	3
Granville Lake	0	0	4	0	0	4
Ilford	0	18	0	0	0	18
Leaf Rapids	(*1) 191	22	0	0	0	213
Nelson House	0	5	0	0	0	5
Norway House	0	12	4	0	0	16
Pikwitonei	0	3	0	0	0	3
South Indian Lake	0	1	0	0	0	1
Thicket Portage	0	12	0	0	0	12
Thompson	0	(*2) 131	15	13	0	159
Wabowden	0	32	16	0	0	48
Total	218	521	53	80	0	872

*1 Includes 60 mothballed units.
*2 Includes 18 second-stage housing units.

SUMMARY - TOTAL UNITS

Winnipeg	235	6,113	5,136	1,456	4,217	17,157
Interlake	61	464	635	36	165	1,361
Eastman	1	198	524	28	442	1,193
South Central	1	531	511	66	816	1,925
Westman	1	758	1029	137	685	2,610
Parkland	0	360	715	8	164	1,247
Norman West	1	390	232	52	20	695
Norman East	218	521	53	80	0	872
Total	518	9,335	8,835	1,863	6,509	27,060

Note: Several projects are classified by Housing Section and have been licensed under the Elderly and Infirm Persons Housing Act, therefore the total figure reflects partial double counting.